



CITY OF BELLE ISLE, FL

PLANNING & ZONING BOARD MEETING

Held in City Hall Chambers 1600 Nela Avenue, Belle Isle

Held the 4th Tuesday of Every Month

Tuesday, October 28, 2025 * 6:30 PM

AGENDA

Planning and Zoning Board Members

District 3 member – Randy Holihan, Chairman

Vice Chairman – District 4 member – Vinton Squires

District 1 member – Robert Agrusa | District 2 member – Todd Zimmerman | District 5 member – Rainey Conduff | District 6 member – Andrew Thompson | District 7 member – Dr. Leonard Hobbs

Welcome to the City of Belle Isle Planning & Zoning meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at www.belleislefl.gov.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** – Board Member Hobbs
3. **Approval of Minutes**
 - a. Approval of P&Z Board Meeting Minutes - September 23, 2025
4. **Public Hearings**
 - a. **Planning and Zoning Case Number 2025-10-002:** PURSUANT TO SECTION 42-64, AND SECTION 50-102 (A)(8) OF THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A)(4)(D) AND (G) TO ALLOW AN ACCESSORY STRUCTURE (A PAVILLION) TO BE BUILT THAT EXCEEDS THE MAXIMUM HEIGHT AND SQUARE- FOOTAGE ALLOWED, SUBMITTED BY APPLICANT TRAVIS BARR, TD BARR CONSTRUCTION, ON BEHALF OF THE PROPERTY OWNER, GREGORY MEERBAUM FOR THE PROPERTY LOCATED AT 1910 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-5120-00-510.
 - b. **Planning and Zoning Case Number 2025-10-009:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 50-102 (A) TO ALLOW AN INSULATED ROOF (NON MESH) OVER A SCREEN STRUCTURE TO ENCROACH INTO THE REAR BUILDING SETBACK, SUBMITTED BY APPLICANT DOMINIC FIOCCO, ON BEHALF OF THE PROPERTY OWNER, KENNETH COUSINS FOR THE PROPERTY LOCATED AT 1658 PAM CIRCLE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 30-23-30-0610-01-190.
5. **Other Business**
6. **Adjournment**

APPEALS: Please be advised that Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, they will need a record of the proceedings, and that for such purpose, may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." A notice of appeal to the City Clerk should be submitted within fifteen (15) days after such recommendation or decision is made. "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting (Belle Isle's City Code Section 42-71). --Page 1 of 1



CITY OF BELLE ISLE, FL PLANNING & ZONING BOARD MEETING

Tuesday, September 23, 2025 * 6:30 PM
MINUTES

The Belle Isle Planning & Zoning Board met on September 23, 2025, at 6:30 p.m. at the City Hall Chambers at 1600 Nela Avenue, Belle Isle, FL 32809.

Present was:

Board member Agrusa
Board member Zimmerman
Board member Holihan
Board member Squires
Board member Thompson

Absent was:

Board member Hobbs
Board member Conduff

City Manager Rick Rudometkin, Attorney Hilary Griffith, City Planner April Fisher, and City Clerk Yolanda Quiceno were also present.

1. Call to Order and Confirmation of Quorum

Chairman Holihan opened the meeting at 6:30 p.m., and the Clerk confirmed the quorum.
Chairman Holihan asked for a motion to excuse Board members Conduff and Hobbs from the meeting.
Board member Agrusa moved to excuse Board members Conduff and Hobbs.
Board member Zimmerman seconded the motion, which passed 5:0.

2. Invocation and Pledge to Flag

Board member Zimmerman gave the invocation and led the pledge to the flag.

3. Approval of Minutes

Approval of the P&Z Board meeting minutes – August 26, 2025
Board member Zimmerman moved to approve the minutes as presented.
Board member Agrusa seconded the motion, which passed 5:0.

4. Public Hearings

- a. Planning and Zoning Case Number 2025-08-014:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 (A), SECTION 50-102 (A)(2), AND SECTION 50-102 (A)(5)(F) TO ALLOW A DETACHED GARAGE TO BE BUILT THAT WOULD PROJECT INTO THE REQUIRED SIDE YARD BUILDING SETBACK AREA, BE LOCATED IN THE FRONT YARD, AND EXCEED THE MAXIMUM SIZE ALLOWED, SUBMITTED BY APPLICANT DANIEL KENNEDY, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2801 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-03-970.

Chairman Holihan opened the public hearing.
City Manager read Public Hearing 2025-08-014 by title.

April Fisher, City Planner, presented the application and said this variance includes three variance requests. This application is to permit the construction of a detached garage in the front yard, which will project into the required front yard building setback by approximately five feet and exceed 600 square feet in size, at 905 square feet. Two of the requests can be supported: (1) encroachment on the setback and (2) located in the front yard. The property is irregularly shaped, resulting in limited space in the rear yard. The third request is the size of the garage. The code allows 600sqft, and the staff does not support it because it is not based on the peculiarities of the lot and is therefore self-created. Staff agree that all three can be viewed as harmonious with the neighborhood and screened from view.

Daniel Kennedy, applicant and homeowner of 2801 Hoffner Avenue, gave testimony and said the proposed size of the building is to accommodate his boat, vehicle, and storage trailer from the weather. The building will complement the primary home architecturally. Mr. Kennedy said the neighbors to the right have sent a letter in support of the request.

Chairman Holihan asked if the applicant, approved for the 600sqft, would be able to store items outside on the property and add a fence. Ms. Fisher said she is unsure how he would be able to do it because of the space, and reaching the back of the building due to its irregular shape may be impossible for a boat and trailer.

Board member Zimmerman asked if the vessels are currently parked on the property. Mr. Kennedy said they are presently stored off the property. Mr. Zimmerman asked if he would keep the vegetation and whether, over time, they would be replaced. Mr. Kennedy said, Yes.

Chairman Holihan opened for public comment.

- William Brooks, residing at 5218 St. Regis Place, stated for clarification that the Code does not permit the storage of boats and vehicles in the front yard.

There being no further comments, Chairman Holihan closed the public comment.

After discussion, Board member Zimmerman moved PURSUANT TO BELLE ISLE CODE 42—64, 50-73(A), SECTION 50-102 (A)(2), AND SECTION 50-102 (A)(5)(F) approve the requested variance to allow a detached garage to be built in the front yard and project into the required front yard building setback by approximately five feet, and the detached garage to be larger than 600 square feet at 905 square feet, consistent with the plan submitted with this application, SUBMITTED BY APPLICANT DANIEL KENNEDY, THE PROPERTY OWNER FOR THE PROPERTY LOCATED AT 2801 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-4388-03-970.

Board member Agrusa seconded the motion, which passed unanimously 5:0.

Ms. Fisher stated that the applicant should wait 15 days before starting the project to allow for any appeals to the motion.

- b. Planning and Zoning Case Number 2025-08-027:** PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION SECTION 50-102 (B) (5) (A) TO ALLOW A FENCE HEIGHT TALLER THAN SIX FEET, SUBMITTED BY APPLICANT HERBERT BETANCOURT, ON BEHALF OF THE PROPERTY OWNER, CLAUDIA MUSTAFA FOR THE PROPERTY LOCATED AT 5208 DRISCOLL COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1222-00-020.

Chairman Holihan opened the public hearing.

City Manager read Public Hearing 2025-08-027 by title.

April Fisher, City Planner, presented the application and said the applicant seeks a variance to allow an eight-foot-tall fence in the rear and side yards. The applicant has provided that there is a grade change between the abutting properties that negatively affects privacy and the use of the backyard. There is currently a six-foot fence on the property. Based on the applicant's identification that privacy is a concern due to the grade change between properties, the staff recommends approval of the requested variance that is consistent with meeting the criteria in the Code.

Howard Harrelson, residing at 8225 Eagle Creek, Orlando, FL, speaking on behalf of the homeowner, testified that one of the residents on the property side has provided a letter for the file in support of the request. The resident at the back of the property had shared concerns about building up the fence another two feet. He added that the area where the pool is located is slightly elevated.

Chairman Holihan opened for public comment.

- William Brooks, residing at 5218 St. Regis Place, stated that he is the owner of the property that abuts the property seeking the variance. He noted that there is no grade difference, other than that the homeowner built up their pool during construction. He encouraged staff to inspect the number of permits pulled on the property and ensure that it is consistent with permits on file. They agree with the eight-foot fence, provided that they do not remove their existing fence.

- Candy Brooks, residing at 5218 St. Regis Place, stated that she attended the last variance hearing and the Board tabled the issue because there were multiple violations and Code Enforcement issues. Regarding the pavers, they have covered most of the back and side yard, and I'm not sure if it meets the impervious criteria.

There being no further comments, Chairman Holihan closed the public comment.

Board member Zimmerman asked how much distance they would need to maintain the back side of their fence. Mr. Brooks said their fence is new and located on the property line, and it would be up to the applicant to determine how close they can install their fence. Board member Zimmerman asked if a motion could be made on the condition that the other permits are properly closed. City Manager Rudometkin said he does not see a lot of that; however, the Board can motion with conditions.

The Board addressed previous permits and variances on the property. April Fisher stated that permits were issued, and she believes they were completed according to the approved permits, awaiting final inspection. Staff said that at this time, they would have to research it further.

Board member Agrusa asked if the applicant was willing to go with vegetation instead of a fence. Mr. Harrelson said it would be easier for the applicant to add a fence to avoid the consistent maintenance needed for vegetation.

After discussion, Board member Zimmerman moved PURSUANT TO BELLE ISLE CODE 42—64, 50-102(B)(5(A) TO APPROVE a fence height no greater than eight feet, consistent with the plan submitted with this application, SUBMITTED BY APPLICANT HERBERT BETANCOURT, ON BEHALF OF THE PROPERTY OWNER, CLAUDIA MUSTAFA, FOR THE PROPERTY LOCATED AT 5208 DRISCOLL COURT, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 20-23-30-1222-00-020 with the condition that the fence is inside the applicant's property line, does not remove the back neighbors fence, and the applicant would submit for a permit for those projects already completed and in compliance.

Board member Agrusa seconded the motion, which passed unanimously 5:0.

Ms. Fisher stated that the applicant should wait 15 days before starting the project to allow for any appeals to the motion.

5. Other Business – na

6. Adjournment

There being no further discussion, Chairman Holihan moved to adjourn, which was unanimously approved at 7:05 pm.

MEMORANDUM

TO: Planning and Zoning Board
DATE: October 28, 2025
RE: Variance Application 1910 Hoffner Avenue

Planning and Zoning Case Number 2025-10-002: PURSUANT TO SECTION 42-64, AND SECTION 50-102 (A)(8) OF THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-102 (A)(4)(D) AND (G) TO ALLOW AN ACCESSORY STRUCTURE (A PAVILLION) TO BE BUILT THAT EXCEEDS THE MAXIMUM HEIGHT AND SQUARE- FOOTAGE ALLOWED, SUBMITTED BY APPLICANT TRAVIS BARR, TD BARR CONSTRUCTION, ON BEHALF OF THE PROPERTY OWNER, GREGORY MEERBAUM FOR THE PROPERTY LOCATED AT 1910 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-5120-00-510.

Background:

1. On October 1, 2025, the applicant submitted a Variance application and the paperwork.
2. On October 14, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 18, 2025.
3. The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: “I MOVE, PURSUANT TO BELLE ISLE CODE 42—64 and, SECTION 50-102 (A)(8) **TO APPROVE** FROM SECTION 50-102 (A)(4)(D) AND (G) TO ALLOW AN ACCESSORY STRUCTURE (A PAVILLION) TO BE BUILT THAT EXCEEDS THE MAXIMUM HEIGHT AND SQUARE- FOOTAGE ALLOWED, SUBMITTED BY APPLICANT TRAVIS BARR, TD BARR CONSTRUCTION, ON BEHALF OF THE PROPERTY OWNER, GREGORY MEERBAUM FOR THE PROPERTY LOCATED AT 1910 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-5120-00-510.

SAMPLE MOTION TO DENY: “I MOVE, PURSUANT TO BELLE ISLE CODE 42—64 and, SECTION 50-102 (A)(8) **HAVING NOT BEEN MET, TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* FROM SECTION 50-102 (A)(4)(D) AND (G) TO ALLOW AN ACCESSORY STRUCTURE (A PAVILLION) TO BE BUILT THAT EXCEEDS THE MAXIMUM HEIGHT AND SQUARE- FOOTAGE ALLOWED, SUBMITTED BY APPLICANT TRAVIS BARR, TD BARR CONSTRUCTION, ON BEHALF OF THE PROPERTY OWNER, GREGORY MEERBAUM FOR THE PROPERTY LOCATED AT 1910 HOFFNER AVENUE, BELLE ISLE, FLORIDA 32812, ALSO KNOWN AS PARCEL ID # 18-23-30-5120-00-510.

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

1910 Hoffner Ave – Meerbaum Variance Narrative

In 2024, Mr. Meerbaum purchased the subject property at 1910 Hoffner Ave, which is on the north shore of Lake Conway and which is a lot split of a lot split of a lot last platted in 1886.

At some point prior to 1983, the current irregular parcel configuration was established with approximately 52 feet of frontage on Hoffner Avenue, containing a narrow driveway passing the neighboring house at 1906 Hoffner Avenue, and then widening to approximately 113 feet at the lake. The property currently has a single-family house built in 1960 and approximately 3,611 square feet of living area.

The irregular parcel configuration in light of current setbacks would prevent the ability to construct a house with size, configuration, amenities, and character of other surrounding lakefront homes in the immediate area.

Mr. Meerbaum also purchased the neighboring property at 1916 Hoffner Avenue, where he is constructing his residence which will be an approximately 8,129 square foot single family home. If combined with the subject property, the lake frontage would total approximately 267 feet and the properties would contain approximately 2.29 acres.

Mr. Meerbaum would like to replace the existing house on the subject property with a smaller accessory structure of the same architectural style and to scale with his house under construction, to serve as a pavilion, summer kitchen, and outdoor seating area for the benefit of the two properties combined.

Mr. Meerbaum has considered alternatives including:

- Combining the properties and connecting the pavilion to the house with a long breezeway which would not require a variance but would add substantial costs, add impervious surface area to the property, potentially unnecessary additional runoff into Lake Conway, and impede the site line to and from the lake.
- Not combining the property and instead modifying the existing house to serve a similar purpose to the proposed pavilion although it would not match the architectural style of the new house, it may suffer from maintenance issues due to its 60+ year age and flat roof, and it may be prevented altogether by current encroachment into the setback on the south west portion of the property.

The approval of the requested variance would allow removal of the current house, removing a potential encroachment into the current setback and replacing it with a smaller structure, improve the site line to and from the lake as compared to either the current house remaining or the use of a breezeway, and fulfill the architectural vision of the design professionals for the property while avoiding future size and design constraints that a single family residential home on such a lot would face.



City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

a.

Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT Travis Barr, TD BARR CONSTRUCTION	OWNER Gregory Meerbaum
ADDRESS 7448 John Hancock Dr, Winter Garden 34787	PROJECT ADDRESS 1910 Hoffner Ave
CONTACT NUMBER 407-421-2075	OWNER'S CONTACT NUMBER 407-421-2075
EMAIL travis.d.barr@gmail.com	OWNER'S EMAIL greg@coastalinvco.com
PARCEL ID# 18-23-30-5120-00-510	
LAND USE CLASSIFICATION SFR - Lake Front	ZONING DISTRICT R-1
SECTION OF THE CODE VARIANCE REQUESTED ON Sec. 50-102 - Accessory Structures	☒ Variance Fee \$300 ☐ Special Exception \$750
DETAILED VARIANCE REQUEST Applicant seeks to exceed the 300 maximum square footage permitted under the Code for accessory structures to permit construction of the proposed 3,496 square foot 'pavilion' as described on the attached A-01 Floor & Foundation Plan and A-02 Elevations without modifying the plans to attach the structure to the principal house with a breezeway. Applicant proposes this variance conditioned upon applicant and owner unifying title with parcel 18-23-30-3648-00-220 and not exceeding the impervious surface ratios permissible under the Code.	
- The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction. - By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. - The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies.	
APPLICANTS SIGNATURE Signature: <u>Travis Barr</u> Travis Barr (Sep 29, 2025 14:35:26 EDT)	OWNER'S SIGNATURE Signature: <u>[Signature]</u> Greg Meerbaum (Sep 29, 2025 15:29:37 EDT)
☐ VARIANCE	☐ SPECIAL EXCEPTION
☐ OTHER	P&Z CASE NUMBER
	DATE OF HEARING

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

- A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d—g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city

manager's designee shall refer the application to the board.

- Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
- The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
- It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.



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Variance and Special Exception Application

a.

- e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.
- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.

(2) *Violations of conditions.*

SPECIAL EXCEPTION

Applications submitted must meet all of the above criteria before the Board can grant a variance. The applicant bears the burden of proof that they comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72—Variances and special exceptions granted by the Board will become void if a permit necessary for utilizing the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY:

FEE: _____ \$300 VARIANCE
_____ \$750 SPECIAL EXCEPTION

Date Paid

Check/Cash

Rec'd By



City of Belle Isle
1600 Nela Avenue, Belle Isle, FL 32809
Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

a.

ABOUT YOUR PUBLIC HEARING

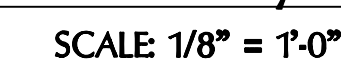
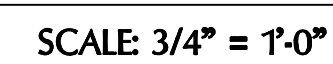
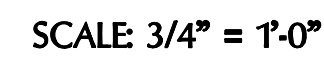
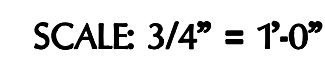
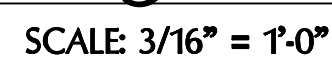
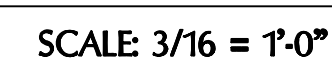
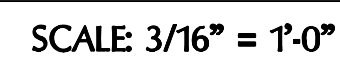
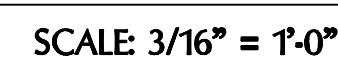
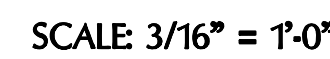
The following information is provided to assist applicants in applying for a variance, special exception, or use determination. The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month**. The application **MUST** include:

- _____ \$300 filing fee for a Variance: _____ \$750 filing fee for a Special Exception
- a completed application form,
- proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
- A narrative addressing how the variance complies with the following:**

*Standards of Variance Justification	Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.
Special Conditions and/or Circumstances Section 42-64 (1) d	The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions. WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?
Not-Self- Created Section 42-64 (1) e	The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?
Minimum Possible Variance Section 42-64 (1) f	The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible. CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.
Purpose and Intent Section 42-64 (1) g	The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest. WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).

***For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note that for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.**





NOTE:
ALL BEAMS AND CROSS-BRACING TO BE WRAPPED IN FALD
VENEER

7" (W) x 24" (H) x 13'-4" (L) VERSA-LAM 2.1b 3100 BEAM
SECURED TO 7" x 7" PARALLAM PSL 2.1b POST w/ (2) MSH-28
AND CMU WALL w/ SIMPSON CBH2.37xS.75H-KT. SECURE 7" x

BM-2
7" (W) x 24" (H) x 18'-4" (L) VERSA-LAM 2.1a POST AND 2.1a BEAM
SECURED TO 7" x 7" PARALLAM PSL 2.1a POST w/ (2) MST1-26
AND CMU WALL w/ SIMPSON CBH2.3T x 9.754-KT. SECURE 7" x
7" PARALLAM PSL 2.1a POST TO CMU BLK BASE w/ ABUB82.

BM-3
7" (W) x 24" (H) x 22'-8" (L) VERSA-LAM 2.1x 210D BEAM
SECURED TO 7" x 7" PARALLAM PSL 2.1x POST w/ (2) MST-96,
SECURE 7" x 7" PARALLAM PSL 2.1x POST TO CMU BLK. BASE
w/ ABURIZ

7" (W) x 24" (H) x 2'-0" (L) VERSALAM 2.1e 3100 BEAM SECURED TO 7" x 7" PARALLAM PSL 2.1e POST w/ (2) MST-28 SECURE 7" x 7" PARALLAM PSL 2.1e POST TO CMU BLK. BASE w/ ABRUBZ

BM-5:
7" (W) x 24" (H) x 13'-4" (L) VERSALAM 2.1x 3100 BEAM
SECURED TO 7" x 7" PARALLAM PSL 2.1x POST w/ (7) M5TH25.
SECURE 7" x 7" PARALLAM PSL 2.1x POST TO CMU BLK. BASE
w/ ABUEBZ.

BM-6:
(3) 1 3/4" (W) x 11 7/8" (H) x 17'-4" (L) VERSA-LAM 2.1e 3100 BEAM
SECURED TOGETHER w/ (2) ROWS OF #10 x 5" WOOD SCREWS
(4) 16" O.C. MAX. SECURE BEAM TO 7" x 7" PARALLAM PSL 2.1e
POST w/ SIMPSON HUCS 310/1

Floor Plan

SCALE: 3/16" = 1'-0"



4" THICK CONCRETE SLAB
(MIN. 3000 PSI) w/ REIN. BARS ON ONE YARD SPACED
OVER 8"IN. VAPOR BARRIER OVER CLEAN
COMPACTED YD. W/TE. TREATED SOIL.

Foundation Plan

SCALE: 1/16" = 1'-0"

[illegible]











Prepared by and return to:

KERI KLEINSCHMIDT

Innovative Title Services I, LLC

217 N. Westmonte Dr, Suite 1004

Altamonte Springs, Florida 32714

File Number: ITS-12752

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 2nd day of December, 2024, between **William C. Peeper, Sr. a/k/a William C. Peeper and Anne M. Peeper, Husband and Wife**, whose post office address is 1910 Hoffner Avenue, Belle Isle, Florida 32809, Grantor, to **Gregory Meerbaum, a Married Man**, whose post office address is 4621 Van Kleek Drive, New Smyrna Beach, Florida 32169, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Orange County, Florida**, to-wit:

All that certain land situate in Orange County, Florida, viz:

All that part of Lot 5 of J.H. LIVINGSTON'S SUBDIVISION, according to the plat thereof recorded in Plat Book B, Page 33, of the Public Records of Orange County, Florida, lying Southeast of Hoffner Ave., now known as Conway Road, LESS begin at intersection of Southeast line of Hoffner Avenue and Southwest line of said Lot 5, run Northeasterly along Southeast line of said Avenue 622 feet thence Southeasterly parallel with the Northeast line of said Lot 5 a distance of 450 feet more or less to Lake Conway, thence Southwesterly along lake to Southeast line of said Lot 5, thence Northwesterly to beginning. LESS AND EXCEPT the following: Parcel # 1 - From the intersection of the Southeast line of Hoffner Ave., now known as Conway Road with the Southwest lot line of Lot 5, J. H. LIVINGSTON'S SUBDIVISION, as per plat thereof recorded in Plat Book B, Page 33, of the Public Records of Orange County, Florida, run Northeasterly along the Southeast line of said Avenue 622 feet to the Point of Beginning, thence continue Northeasterly along the Southeast line of said Avenue 62 feet return to Point of Beginning and run Southeasterly 250 feet parallel with the Northeast line of said Lot 5, thence Northeasterly 45 feet parallel with aforementioned Southeast line of Hoffner Ave., now known as Conway Road, thence Northwesterly 71.4 feet to a point 181.7 feet Southeasterly from the point 62 feet Northeasterly from beginning and on the Southeast line of said Avenue, thence Northwesterly 181.7 feet to the Point of Beginning.

Parcel Identification Number: 18-23-30-5120-00510

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Witness Print Name: Keri Kleinschmidt

Address: 217 N. WESTMONTE DR. STE 1004
ALTAMONTE SPRINGS, FL 32714

[Signature]
William C. Peeper, Sr.

[Signature]
Witness Signature

Witness Print Name: Jennifer Maxwell

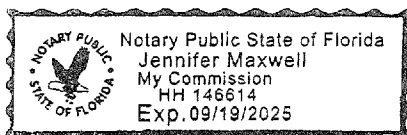
Address: 217 N. WESTMONTE DR., STE 1004
ALTAMONTE SPRINGS, FL 32714

[Signature]
Anne M. Peeper by William C. Peeper, Sr., her
Attorney-In-Fact
her Attorney-in-fact

State of Florida

County of Seminole

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 2nd day of December, 2024 by **William C. Peeper, Sr., Individually and as Attorney-In-Fact for Anne M. Peeper**, who is/are personally known to me or have produced a FL ID as identification.



[Signature]
Notary Public
Printed Name: Jennifer Maxwell
My Commission Expires:

MEMORANDUM

TO: Planning and Zoning Board
DATE: October 28, 2025
RE: Variance Application 1658 Parm Circle

Planning and Zoning Case Number 2025-10-009: PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 50-102 (A) TO ALLOW AN INSULATED ROOF (NON MESH) OVER A SCREEN STRUCTURE TO ENCROACH INTO THE REAR BUILDING SETBACK, SUBMITTED BY APPLICANT DOMINIC FIOCCO, ON BEHALF OF THE PROPERTY OWNER, KENNETH COUSINS FOR THE PROPERTY LOCATED AT 1658 PAM CIRCLE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 30-23-30-0610-01-190.

Background:

1. On October 3, 2025, the applicant submitted a Variance application and the paperwork.
2. On October 14, 2025, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on October 18, 2025.
3. The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: “I MOVE, PURSUANT TO BELLE ISLE CODE 42—64, 50-73 and 50-102(A) **TO APPROVE** AN INSULATED ROOF (NON MESH) OVER A SCREEN STRUCTURE TO ENCROACH INTO THE REAR BUILDING SETBACK, SUBMITTED BY APPLICANT DOMINIC FIOCCO, ON BEHALF OF THE PROPERTY OWNER, KENNETH COUSINS FOR THE PROPERTY LOCATED AT 1658 PAM CIRCLE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 30-23-30-0610-01-190.

SAMPLE MOTION TO DENY: “I MOVE, PURSUANT TO BELLE ISLE CODE 42-64, 50-73 and 50-102(A), **HAVING NOT BEEN MET, TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* AN INSULATED ROOF (NON MESH) OVER A SCREEN STRUCTURE TO ENCROACH INTO THE REAR BUILDING SETBACK, SUBMITTED BY APPLICANT DOMINIC FIOCCO, ON BEHALF OF THE PROPERTY OWNER, KENNETH COUSINS FOR THE PROPERTY LOCATED AT 1658 PAM CIRCLE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 30-23-30-0610-01-190

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

Central Florida

CONTRACTING LLC

4345 Quando Drive, Belle Isle, FL 32812

FLA CGC 059686

City of Belle Isle
 Planning and Zoning Board
 1600 Nela Avenue
 Belle Isle, FL 32809

RE: Variance and Special Exception Application
 1658 Pam Circle
 Belle Isle, FL 32809

To Whom it May Concern:

On behalf of COUSINS KENNETH K, please find enclosed ONE (1) digital copy of the SITE PLAN survey showing the proposed improvement to the property, and ONE (1) digital copy of proposed construction documents from US Aluminum, ONE (1) digital copy of structural foundation plan, City of Belle Isle Variance and Special Exception Application, ONE (1) digital copy of Warranty Deed, ONE (1) COPY OF Orange County Property Appraiser property record, ONE (1) APPLICATION NARRATIVE prepared by Dom Fiocco, ONE (1) copy of and check #1053 in the amount of \$300.00 for the application fee for the above referenced project for your review. We are submitting this information in support of a Variance request to construct a screen enclosure over swimming pool with a combination of screen and hard surface roofs, on an existing residential parcel within BI-R-1-A zoning district.

Mr. Cousins moved from out-of-state and became a permanent resident of Belle Isle in 2018 and currently lives at the subject property. The existing property consists of a single-story primary dwelling unit, storage shed, and an inground swimming pool with screen enclosure. The property is surrounded by compliant wall/fencing. He lives on the corner of an enlarged cul-de-sac of Pam Circle. At the time of purchase, he found the existing house in major disrepair. Since owning the property, he has pulled multiple permits to upgrade the dwelling structure and finishes.

The proposed project consists of a new 992 square foot screen enclosure addition to existing screen enclosure. The new screen enclosure structure does not exceed 9 feet high.

A part of the proposed screen room enclosure addition has a hard surface roof which is the sole reason for the variance application. According to ARTICLE III, - DEVELOPMENT STANDARDS, Sec. 50-102, screen enclosures must have a mesh fabric roof, therefore we are not subject to the requirements of this section, therefore we must use a 30-foot rear setback instead of 5 feet allowed for screen enclosures. See attached Site Plan showing the area of the proposed screen enclosure which falls inside the rear setback requiring us to apply for a variance.

WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY?

- The pie-shaped lot is situated on an enlarged radial corner creating irregular front, side, and rear yards. As a result, the house is parallel only to east side property line. The right and left side property lines are different lengths and not parallel.

WHAT WOULD BE THE UNNECESSARY HARDSHIP?

- The shape of the lot and the way the house is positioned on the lot makes it difficult to build an addition inside the prescribed setbacks as noted in Code ARTICLE III, - DEVELOPMENT STANDARDS, Sec. 50-73, - Site and building requirements.

(407) 913-1379 Office
dom@cflgc.com

Central Florida

CONTRACTING LLC

4345 Quando Drive, Belle Isle, FL 32812

FLA CGC 059686

HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?

- The original builder may have considered the placement of the dwelling parallel to the rear property line; allowing us more flexibility for adding on within the prescribed rear setbacks.

CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY?

- No. Several options were considered but none were monetarily feasible or practical.

LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.

- Demolish the existing screen enclosure and begin from nothing to design according to the setbacks and allow us to have a part with hard roof. This choice would add approximately \$45,000 to the total cost of the project.

WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).

- We feel confident the proposed structure (screen enclosure with a hard roof) will not adversely affect the rear neighbors because they are commercial establishments; Days Inn & Suites by Wyndham Orlando Airport, and Easirent Car Rental Orlando Airport.
- We can mention here that the parking lot lights from these commercial properties shine onto our property so using a hard roof would alleviate this nuisance.

In closing, we sincerely request staff/board's approval for the variance application to allow us to continue with the project. If you have any questions or need more information, please do not hesitate to contact me directly at (407) 913-1379.

Respectfully submitted



Dominic J Fiocco, CGC 059686

(407) 913-1379 Office
dom@cflgc.com

1658 Pam Cir 30-23-30-0610-01-190Name(s):
COUSINS KENNETH KPhysical Street Address:
1658 Pam CirProperty Use:
0103 - Single Fam Class IIIMailing Address On File:
1658 Pam Cir
Belle Isle, FL 32809-6870
[Incorrect Mailing Address?](#)Postal City and Zip:
Belle Isle, FL 32809Municipality:
Belle Isle[Upload Photos](#)[View 2025 Property Record Card](#)[PROPERTY FEATURES](#)[VALUES, EXEMPTIONS AND TAXES](#)[SALES](#)[MARKET STATS](#)[LOCATION](#)

Historical Value and Tax Benefits ⓘ

[His Homestead in 2025](#)

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025 ☒ HMT	\$135,000	\$289,760	\$11,800	\$436,560	3.3%	\$281,528	2.9%
2024 ☒ HMT	\$135,000	\$275,941	\$11,800	\$422,741	10.1%	\$273,594	3.0%
2023 ☒ HMT	\$115,000	\$257,305	\$11,800	\$384,105	20.7%	\$265,625	3.0%
2022 ☒ HMT	\$100,000	\$197,964	\$20,300	\$318,264	N/A	\$257,888	N/A

Tax Year Benefits:	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025 ☒ \$ HX CAP	\$25,000	\$25,722	\$0	\$155,032	\$3,335
2024 ☒ \$ HX CAP	\$25,000	\$25,000	\$0	\$149,147	\$3,110
2023 ☒ \$ HX CAP	\$25,000	\$25,000	\$0	\$118,480	\$2,600
2022 ☒ \$ HX CAP	\$25,000	\$25,000	\$0	\$60,376	\$1,636

2025 Taxable Value and Certified Taxes ⓘ

Tax Year

2025	2024	2023	2022
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$281,528	\$25,000	\$256,528	3.2010	-0.5%	\$821.15	20%
Public Schools: By Local Board	\$281,528	\$25,000	\$256,528	3.2480	0.0%	\$833.20	20%
General County	\$281,528	\$50,722	\$230,806	4.4347	0.0%	\$1,023.56	25%
City Of Belle Isle	\$281,528	\$50,722	\$230,806	5.0000	13.6%	\$1,154.03	28%
Library - Operating Budget	\$281,528	\$50,722	\$230,806	0.3748	0.0%	\$86.51	2%
St Johns Water Management District	\$281,528	\$50,722	\$230,806	0.1793	0.0%	\$41.38	1%
Lake Conway Mstu	\$281,528	\$50,722	\$230,806	0.5750	0.0%	\$132.71	3%
Totals				17.0128		\$4,092.54	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

Levyng Authority	Assessment Description	Units	Rates	Assessment
CITY OF BELLE ISLE	BELLE ISLE RES - BIGBR - (407)851-7730	1.00	305.40	\$305.40
CITY OF BELLE ISLE	BELLE ISLE STOR - BISTRM - (407)851-7730	1.00	140.00	\$140.00
				\$445.40

2025 Gross Tax Total: \$4,537.94

2025 Tax Savings Tax Savings

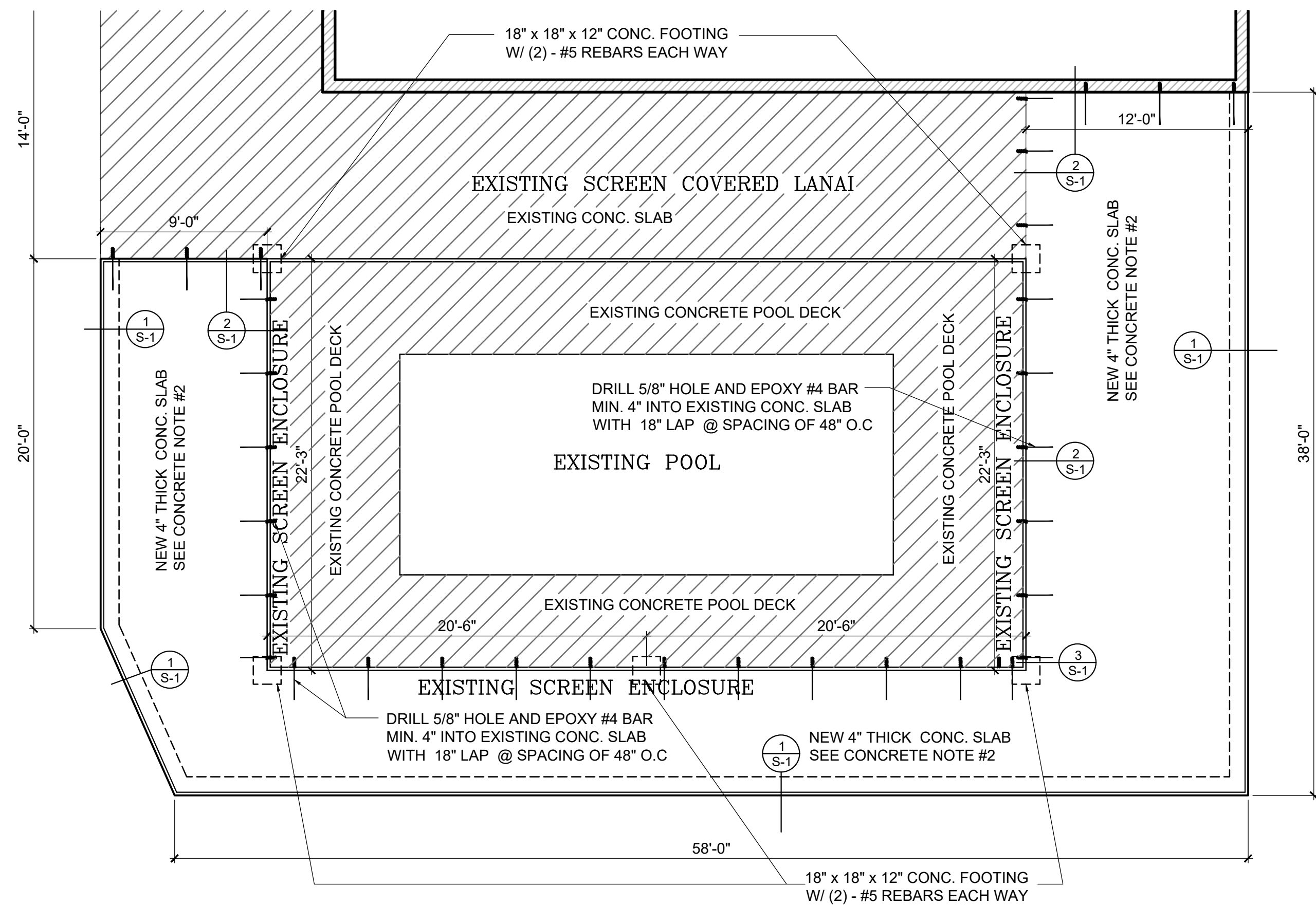
Your taxes without exemptions would be: \$7,427.11

Your ad-valorem tax with exemptions is: - \$4,092.54

Providing You A Savings Of: = \$3,334.57

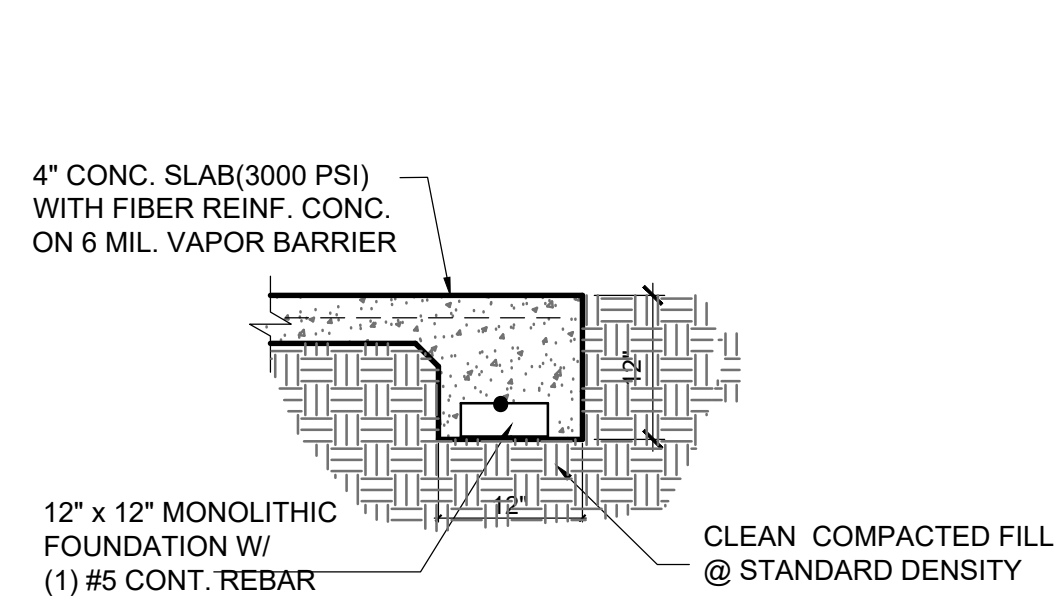
GENERAL CONCRETE NOTES

- 1 PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER ON THE EXPOSE SOIL ONLY. ALL JOINTS TO BE LAPPED MIN. 6" AND SEALED
- 2 PROVIDE 4" CONC. SLAB MIN. 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS W/ FIBER MESH ON 6 MIL. VAPOR BARRIER ON 4" MIN. TERMITE TREATED COMPACTED FILL

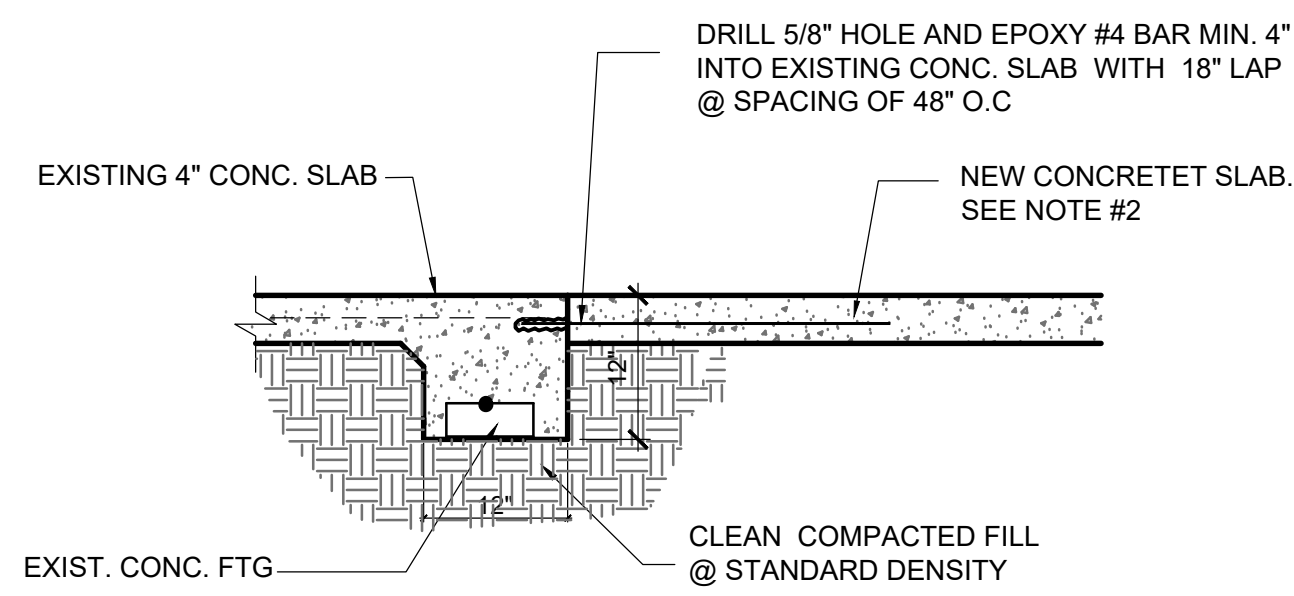


FOUNDATION PLAN

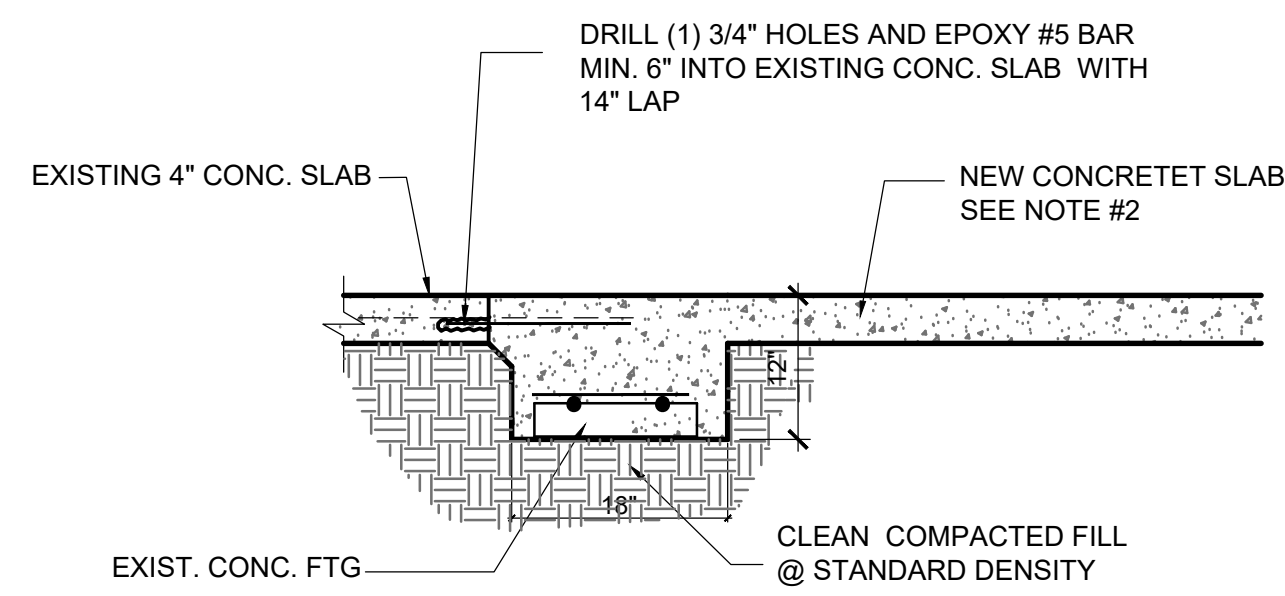
SCALE: 3/16"=1'-0"



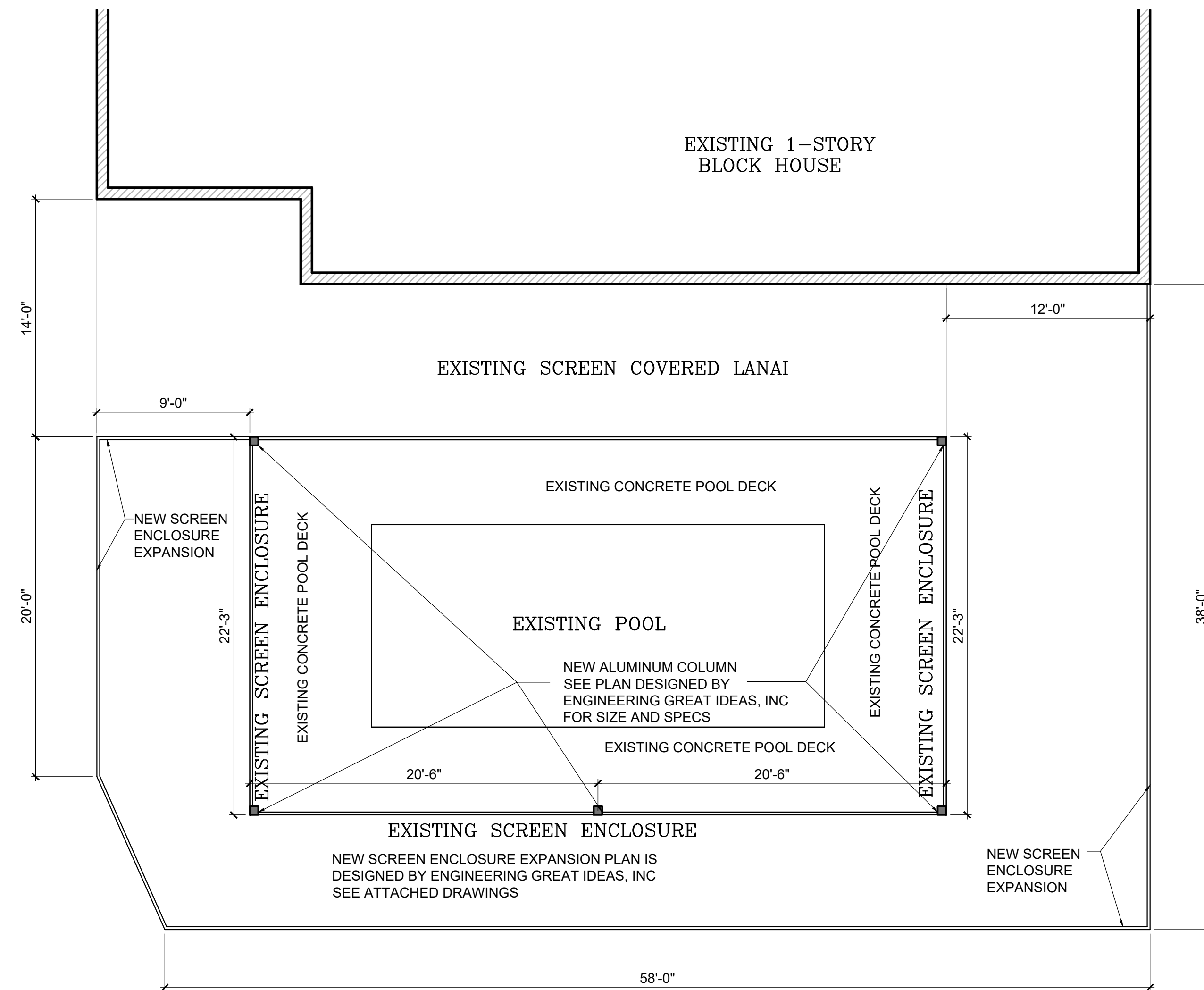
1 MONOLITHIC FOOTING
SCALE: N.T.S.



2 TYPICAL NEW CONC. SLAB TO EXIST. CONC. SLAB CONNECTION DETAIL
SCALE: N.T.S.

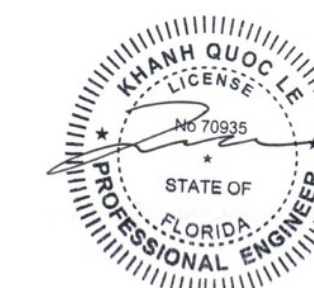


3 TYPICAL NEW CONC. FTG TO EXIST. CONC. SLAB CONNECTION DETAIL
SCALE: N.T.S.



FLOOR PLAN

SCALE: 3/16"=1'-0"



Digitally signed
by Khanh Q Le
Date: 2025.08.05
09:01:48 -04'00'

This item has been electronically signed and sealed
by [Khanh Le - Florida, PE # 70935]
on the Date and/or Time Stamp shown using a digital signature.
Printed copies of this document are not considered signed and sealed and
the signature must be verified on any electronic copies.

BY	DESCRIPTION	REV	DATE
		Δ	
		Δ	
		Δ	
		Δ	

KL ENGINEERING FLORIDA CA 153303 427 Palm Crest Lane Lake Wales, FL 33853 Phone: (888) 881-8817 Email: klengineering1@gmail.com
PROFESSIONAL SEAL

SCREEN ENCLOSURE EXPANSION 1658 PAM CIR. BELL ISLE, FL 32809	FOUNDATION PLAN
--	-----------------

DRAWN	KL
CHECKED	
CAD FILE	S-1
PROJECT	
DRAWING NUMBER	S-1
DATE	8-05-25

- GENERAL NOTES:
1. ULTIMATE DESIGN WIND SPEED Vult, (3 SECOND GUST) 130 MPH
NOMINAL DESIGN WIND SPEED Vasd: 100.7 MPH
2. RISK CATEGORY: 1
3. WIND EXPOSURE: C
4. WIND LOADS:
- SCREEN ROOF: +4.4/-17.2 PSF
3" COMPOSITE ROOF: +4.4/-17.2 PSF
SCREEN WALLS: +10.8/-11.7 PSF
- PER THE 8TH EDITION ,2023 FBC, RESIDENTIAL CODE
TABLE R301.2 (2) COMPONENT & CLADDING.
5. FACTOR APPLIED TO SCREEN WIND LOADS
FOR 20/20 OR 18/14 OR EQUIVALENT DENSITY SCREEN MESH:
6. FACTOR APPLIED TO SCREEN WIND LOADS FOR ALLOWABLE
STRESS DESIGN: 0.6
7. LIVE LOAD:
300lb. VERTICAL DOWNLOAD ON PRIMARY SCREEN ENCLOSURE
MEMBERS.
200lb. VERTICAL DOWNLOAD ON SCREEN ENCLOSURE PURLINS.
8. SCREEN ROOF TYPE: MANSARD STYLE
9. SOLID ROOF TYPE: 3"x.024 2LB FOAM INSULATED ROOF
10. FOR ALL MEMBER SIZING REFER TO PAGE 1 OF 5 THIS PACKAGE.
11. CONCRETE AND FOOTER DETAILS BY OTHERS

ALUMINUM STRUCTURAL MEMBERS

HOLLOW SECTIONS

2X2: 2"x2"x0.046"
3X2: 3"x2"x0.050"
2X3: 2"x3"x0.050"
2X3: 2"x3"x0.070"
2X4: 2"x4"x0.050"
2X5: 2"x5"x0.050"

OPEN BACK SECTIONS

1X2: 1"x2"x0.040"
1X3: 1"x3"x0.045"

SNAP SECTIONS

2X2 SNAP: 2"x2"x0.045"
2X3 SNAP: 2"x3"x0.050"
2X4 SNAP: 2"x4"x0.045"

SELF MATING (SMB)

2X4 SMB: 2"x4"x0.044"x0.100"
2X5 SMB: 2"x5"x0.050"x0.118"
2X6 SMB: 2"x6"x0.050"x0.120"
2X7 SMB: 2"x7"x0.057"x0.120"
2X8 SMB: 2"x8"x0.072"x0.224"
2X9 SMB: 2"x9"x0.072"x0.224"
2X10 SMB: 2"x10"x0.092"x0.374"

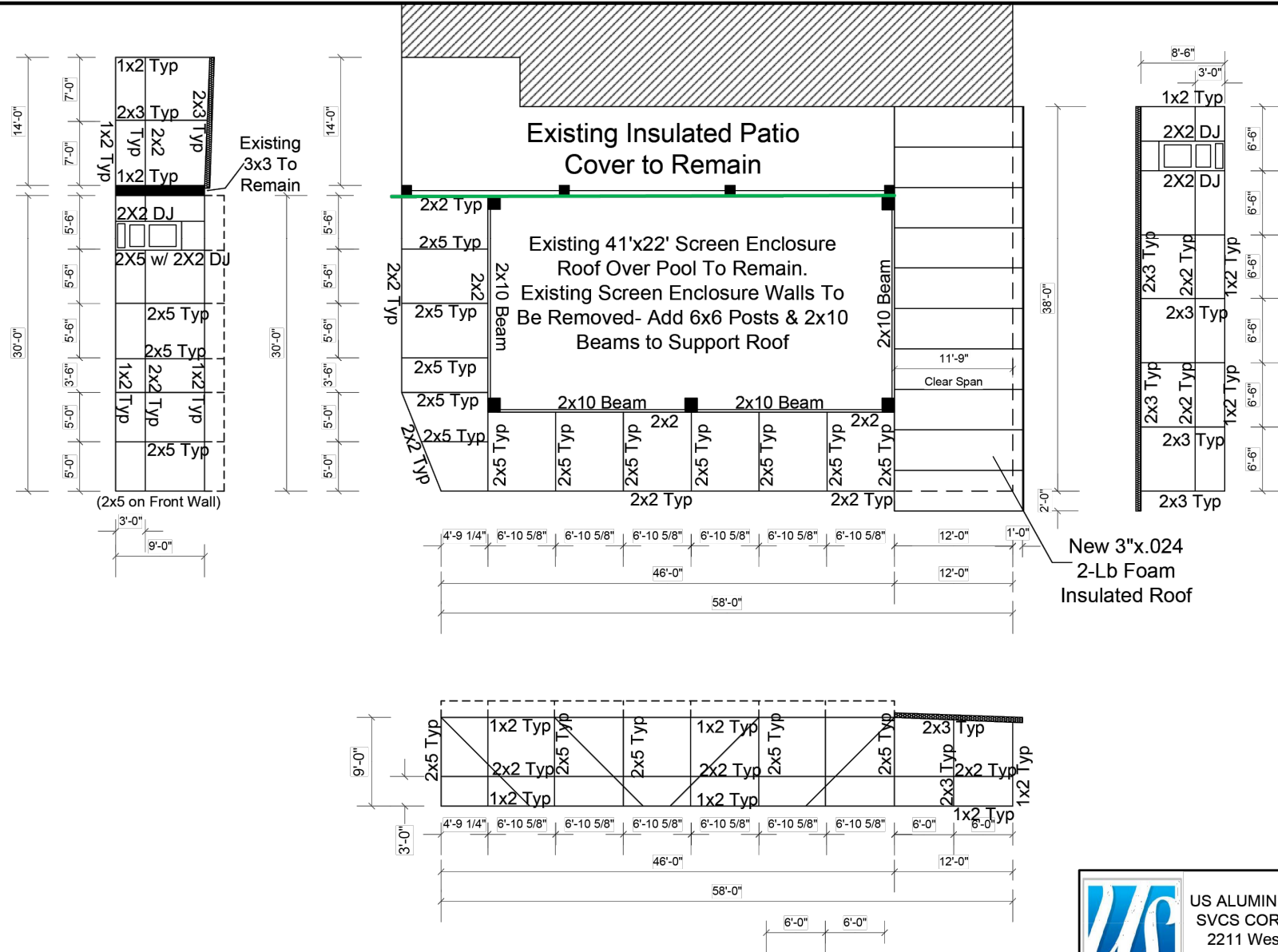
APPLICABLE CODE:

8TH EDITION, 2023 FBC, BUILDING CODE, CHAPTER 16,
SECTION 1609 & THE 8TH EDITION, 2023 FBC,
RESIDENTIAL CODE, SECTION R301

WIND DESIGN STRUCTURAL DESIGN CRITERIA:

ULTIMATE DESIGN WIND SPEED
(3 SECOND GUST) - 130 MPH
BUILDING EXPOSURE - C
BUILDING IMPORTANCE FACTOR = 1.0
MEAN HEIGHT 30' OR LESS
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT = 1.0
RISK CATEGORY = I

NEW SCREEN ROOM & NEW FLAT SCREEN ROOF ENCLOSURE- CONCRETE BY OTHERS



US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando - FL
32805

Date:06/10/2025
NAME: Cousins, Kenneth

Drafted By: BW

ADDRESS: 1658 Pam Circle
Belle Isle, Fl. 32809

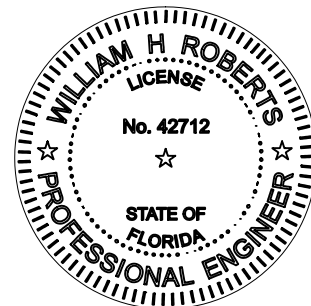
I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN
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REQUIREMENTS OF THE 8TH EDITION, 2023 FBC,
BUILDING CODE, CHAPTER 16, SECTION 1609 & THE 8TH
EDITION, 2023 FBC, RESIDENTIAL CODE SECTION R301.

William H
Roberts

Digitally signed by William H Roberts
DN:
0.9.2342.19200300.100.1.1=A01410C
00000183481081BA0006F4B5,
cn=William H Roberts, o=EGI-
Engineering Great Ideas Inc., c=US
Date: 2025.07.02 10:04:47 -04'00'

07/02/2025

WILLIAM H. ROBERTS, P.E. # 42712



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY WILLIAM H.
ROBERTS, P.E. ON THE
DATE ADJACENT TO THE
SEAL.

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ENGINEERING GREAT IDEAS, INC.
FBPE ENGINEERING BUSINESS CERT. OF AUTH. #29098
1003 SOUTH ALEXANDER STREET SUITE #5
PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA
PHONE NO.: (813) 752-7078 --- EMAIL: rroberts.egi@gmail.com
William H. Roberts, P.E. # 42712

US ALUMINUM SERVICE CORP.
2211 WEST WASHINGTON ST.
ORLANDO, FLORIDA 32805
(407) 237-3128

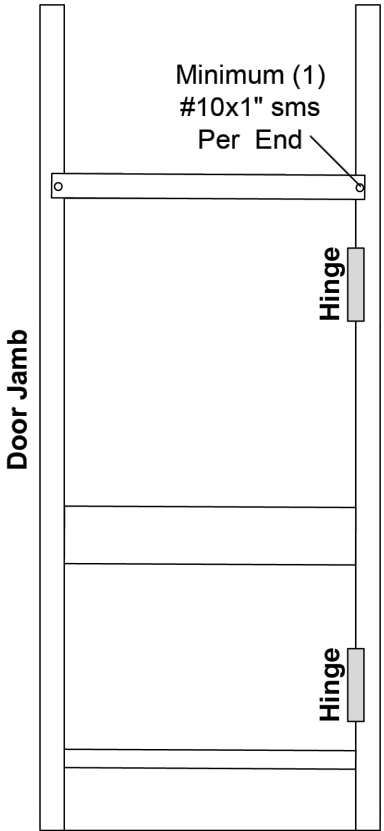
ELEVATION VIEWS

COUSINS RESIDENCE
1658 PAM CIRCLE
BELL ISLE FL. 32809
130 MPH EXP. "C"

DRAWN:
DWH

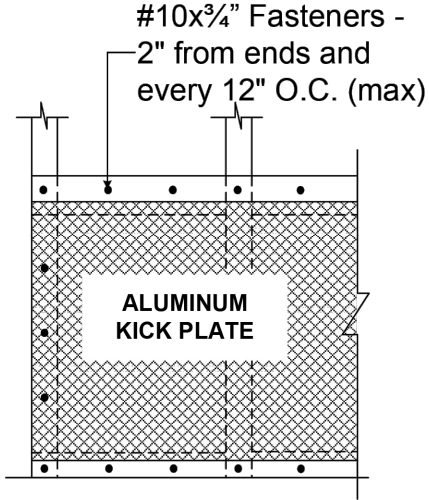
SHEET:
25
1 OF 5

STANDARD SCREEN DOOR & OPTIONAL KICKPLATE DETAILS



36" x 80" Screen Door Use
Minimum 2 Hinges Per Door
Use (7) #10x 3/4" Teks Per Hinge,
(4) to Jamb & (3) to Door
Using Pre-drilled holes
*For 48" Wide or 96" Tall Use
Minimum 3 Hinges Per Door

STANDARD SCREEN DOOR
ATTACHMENT DETAIL



OPTIONAL ALUMINUM
KICKPLATE ATTACHMENT-
TYPICAL DETAIL

***DOORS-**

Doors are not structural, they can be moved or added on project as long as structural posts remain as shown
Door Jambs(DJ) are not structural

****KICKPLATE-**

Kickplate is not structural-
8",16", or 24" kickplate can be added or removed on project



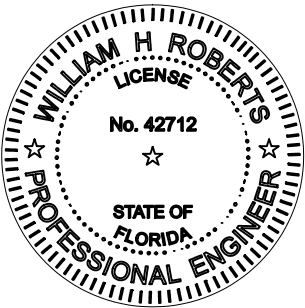
US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando – FL
32805

Date:06/10/2025

Drafted By: BW

NAME: Cousins, Kenneth

ADDRESS: 1658 Pam Circle
Belle Isle, Fl. 32809



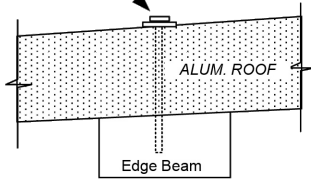
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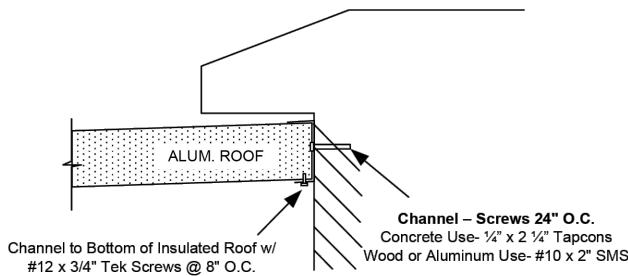
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SCREEN ROOM w/ INSULATED ROOF DETAILS

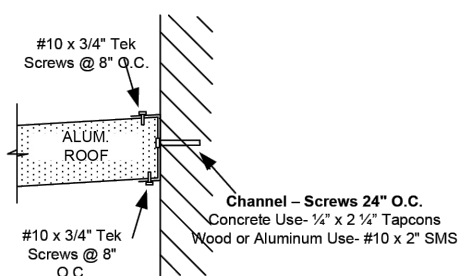
#14 x 5" STS w/ 1-1/2" neoprene washer
Load Bearing End (5) per panel @ Max. 12" O.C.- when needed
Non-Loading Bearing Side Max. 24" O.C.- when needed



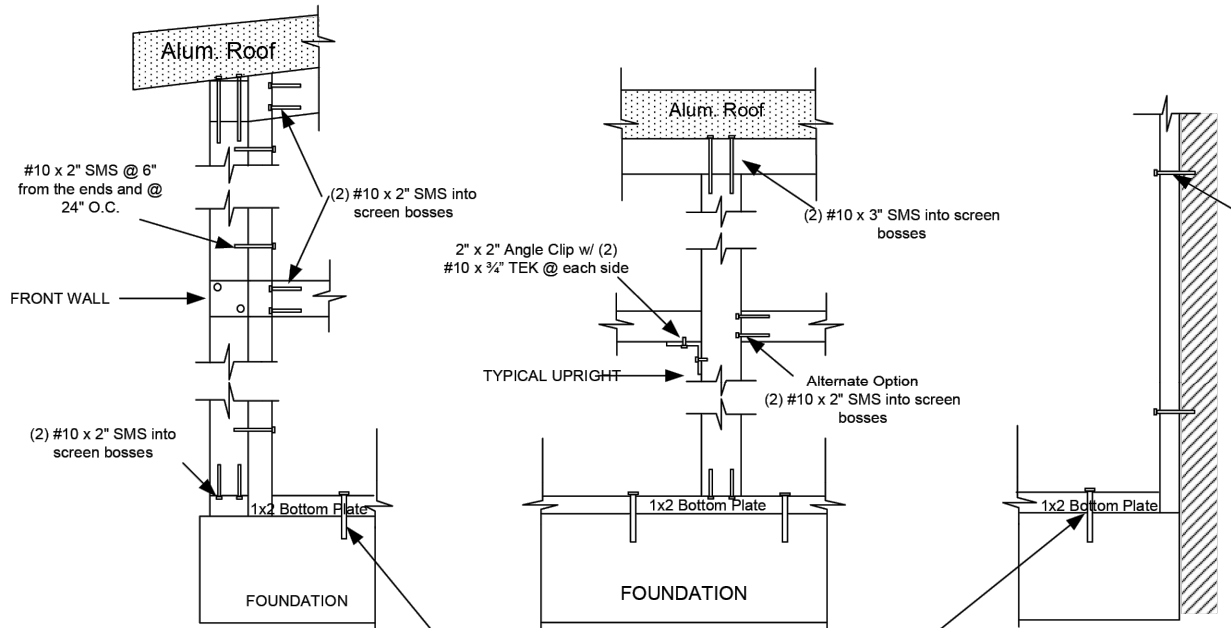
TYPICAL ROOF TO
EDGE BEAM DETAIL



ALUMINUM INSULATED
ROOF TO HOUSE WALL
UNDER OVERHANG



ALUMINUM INSULATED
ROOF TO HOUSE WALL



TYPICAL SCREEN ROOM DETAIL

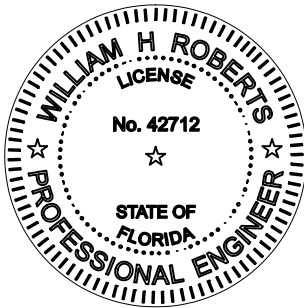
1X2 TO HOST STRUCTURE - 24" O.C.
Concrete Use- 1/4" x 2 1/4" Tapcons
Wood or Aluminum Use- #10 x 2" SMS
2X2 TO HOST STRUCTURE - 24" O.C.
Concrete Use- 1/4" x 3 1/4" Tapcons
Wood or Aluminum Use- #10 x 3" SMS



US ALUMINUM
SVCS CORP.
2211 West
Washington St.
Orlando - FL
32805

Date:06/10/2025
Drafted By: BW
NAME: Cousins, Kenneth

ADDRESS: 1658 Pam Circle
Belle Isle, FL. 32809



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PHONE NO.: (813) 752-7078 -- EMAIL: roberts.egi@gmail.com
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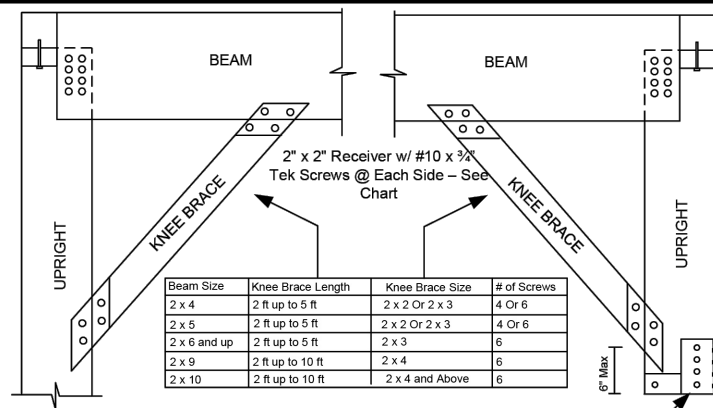
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2211 WEST WASHINGTON ST.
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(407) 237-3128

STRUCTURAL DETAILS

COUSINS RESIDENCE
1658 PAM CIRCLE
BELL ISLE FL. 32809
130 MPH EXP. "C"

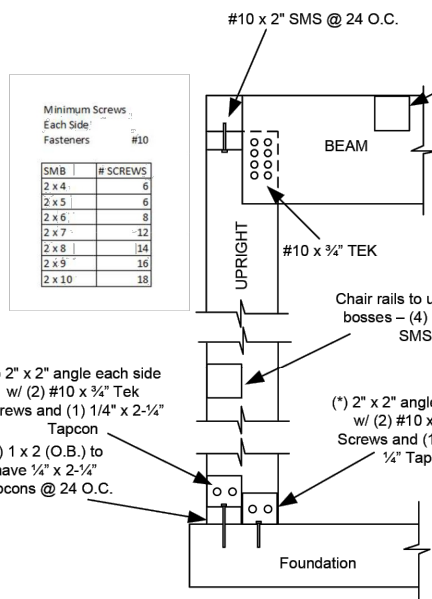
DRAWN:
DWH

FLAT SCREEN ENCLOSURE DETAILS

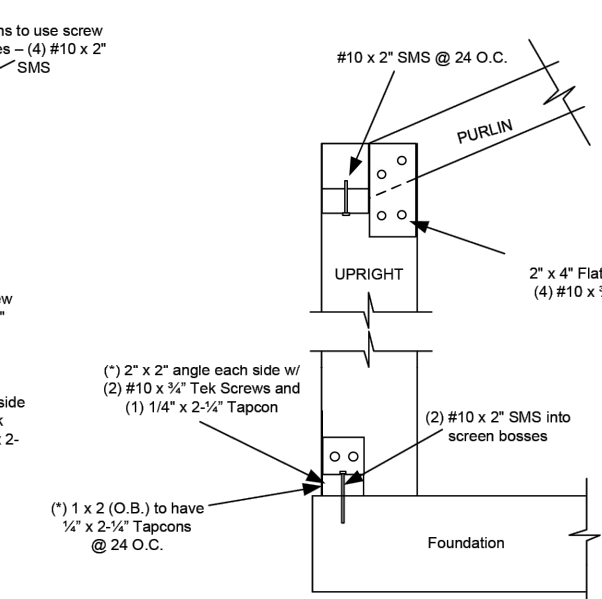


KNEE BRACE DETAIL
(FRONT WALL)

BEAM TO GUTTER / KNEE BRACE
DETAIL IF NEEDED



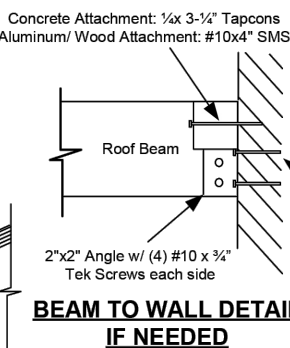
BEAM/ UPRIGHT DETAIL



SIDE WALL/ PURLIN DETAIL

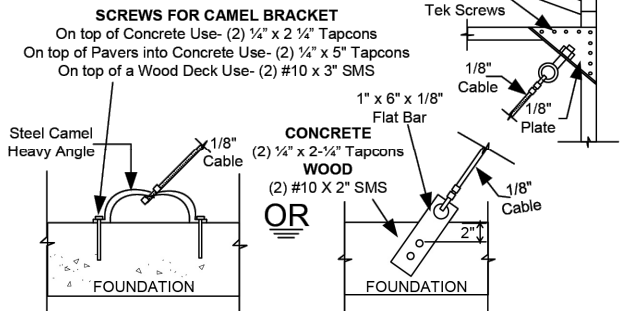
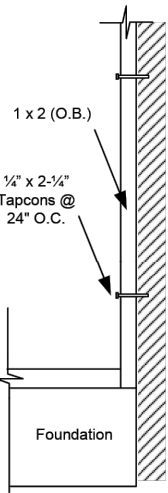
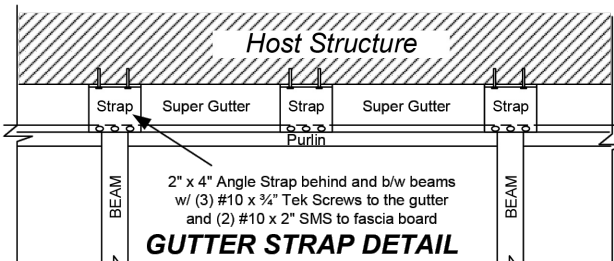
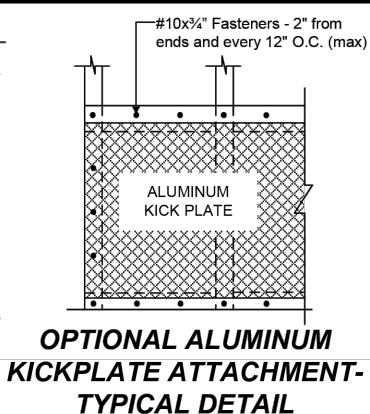
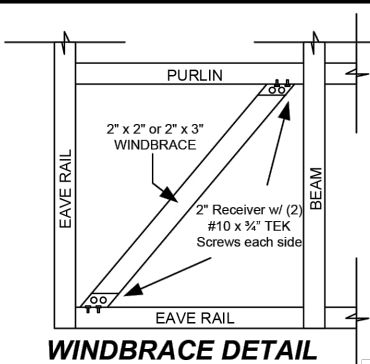
(*) SCREW OPTIONS TO MOUNT TO FOUNDATION
(1X2- 6" From Uprights and 24" O.C.)
On top of Concrete Use- 1/4" x 2 1/4" Tapcons
On top of Pavers into Concrete Use- 1/4" x 5" Tapcons
On top of a Wood Deck Use- #10 x 3" SMS

TYPICAL DOME OR GABLE DETAILS



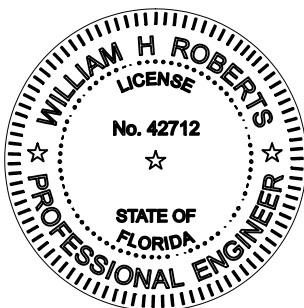
Channel to Aluminum/ Wood #10 x 3/4" Tek Per Side	
2x4	(3)
2x5	(4)
2x6	(5)
2x7	(6)
2x8	(8)
2x9	(9)
2x10	(10)

Angle to Concrete 1/4" x 2 1/4" Tapcon	
2x4	(1)
2x5	(1)
2x6	(2)
2x7	(2)
2x8	(3)
2x9	(3)
2x10	(4)



US ALUMINUM
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Drafted By: BW
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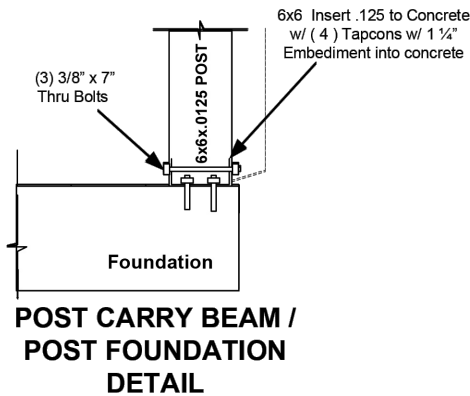
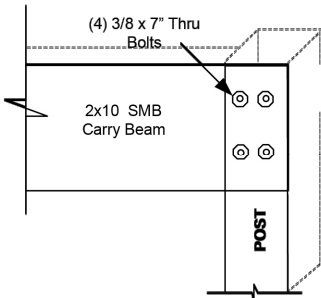
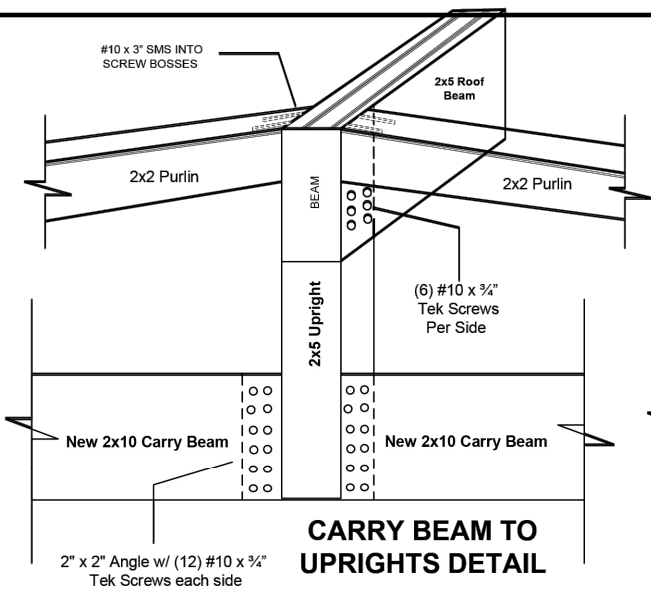
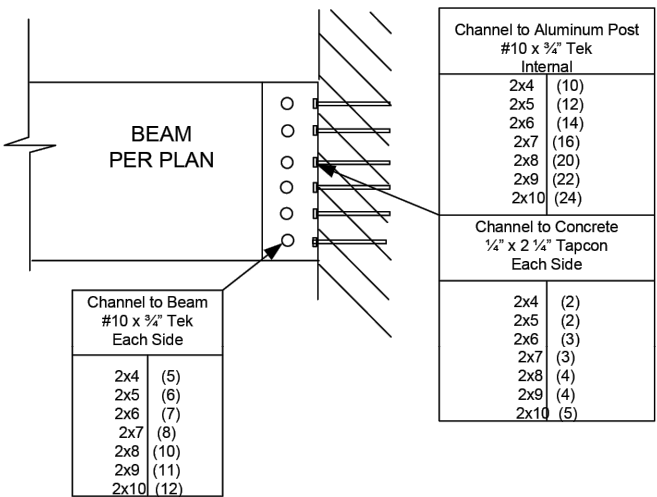
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STRUCTURAL DETAILS

COUSINS RESIDENCE
1658 PAM CIRCLE
BELL ISLE FL. 32809
130 MPH EXP. "C"

DRAWN:
DWH
SHEET:
4 OF 5

OPEN VIEW DETAILS FOR EXISTING DOME SCREEN ENCLOSURE



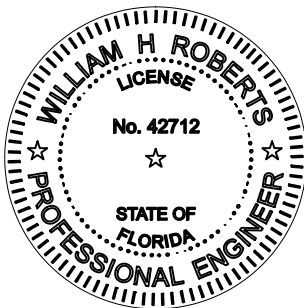
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07/02/2025

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BELL ISLE FL. 32809
130 MPH EXP. "C"

DRAWN:
DWH

SHEET:
29

Prepared by and Return to:
SUSAN K. BROWN, C.L.C.
AMERICAS TITLE CORP
1521 S. Crystal Lake Drive
Orlando, Florida 32806

b.

FILE NO.: 78-181155

WARRANTY DEED

Made this October 5, 2018 A.D. By **WILLIAM C. RICHARD AND MICHAEL J. BOLER, HIS HUSBAND**, whose post office address is 2812 Dawley Avenue, Orlando, Florida 32806,; hereinafter called the grantor, to **KENNETH K. COUSINS, AN UNMARRIED MAN**, whose post office address is: 1658 Pam Circle, Belle Isle, Florida 32809, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$268,000.00 Two Hundred Sixty Eight Thousand dollars & no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

Lot 119, BELLE ISLE WEST, according to the plat thereof as recorded in Plat Book 8, Page(s) 18 and 19, of the Public Records of Orange County, Florida.

Parcel ID Number: **30-23-30-0610-01190**

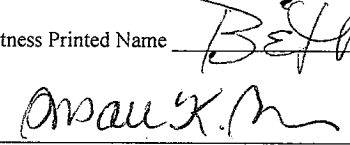
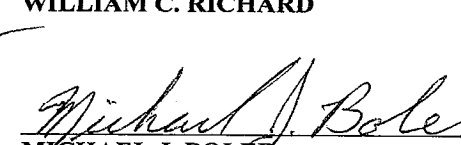
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

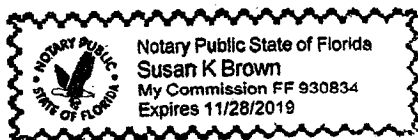
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

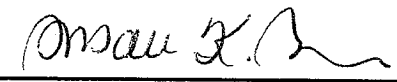
Signed, sealed and delivered in our presence:

	 (Seal)
Witness Printed Name <u>Bethanne Boer</u>	WILLIAM C. RICHARD
	 (Seal)
Witness Printed Name <u>Susan K. Brown</u>	MICHAEL J. BOLER

State of **FLORIDA**
County of Orange

The foregoing instrument was acknowledged before me this 5th day of October, 2018, by WILLIAM C. RICHARD AND MICHAEL J. BOLER, HIS HUSBAND, who is/are personally known to me or who has produced driver's license as identification.





Notary Public
Print Name: _____
My Commission Expires: _____